

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	42-DR-2005 Monte Cristo Office/Warehouse		
LOCATION	7469 E Monte Cristo Avenue, which is west of the southwest corner of 76 th Street and Monte Cristo Avenue		
REQUEST	Request approval of a site plan and elevations for a two-story office/industrial building.		
OWNER	7469 Monte Cristo LLC 480-585-3325	ENGINEER	Landmark Engineering
ARCHITECT/ DESIGNER	Irwin G. Paternack AIA & Associates, Inc. 602-279-2808	APPLICANT/ COORDINATOR	Dick Presto Irwin G. Paternack AIA & Associates, Inc. 602-279-2808
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Industrial Park (I-1) District. This district allows for manufacturing, office and warehouse uses as permitted uses.</p> <p>Context.</p> <p>The site is located within the Scottsdale Industrial Airpark Unit #6 plat. Adjacent Uses:</p> <ul style="list-style-type: none">• North: Monte Cristo Avenue and manufacturing, office and warehouse uses with I-1 zoning.• South: Manufacturing, office and warehouse uses with frontage along Terra Buena Lane with I-1 zoning.• East: Manufacturing, office/ warehouse uses with I-1 zoning.• West: Manufacturing office/warehouse uses within the Scottsdale Airpark area with I-1 zoning.		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>The request is for approval of site plan and elevations for a new office, industrial building on a site within the Scottsdale Airpark. The vacant lot will be developed with a 2-story building with parking situated along the north, east and south sides. Access to the site is from 2 locations along Monte Cristo Avenue to the north. The applicant indicates that options are not available for a shared or cross access easement with the adjoining developed properties to the east and west. The building on the lot located east of the site contains a zero lot line. The 2 site driveways onto Monte Cristo Avenue (local industrial street) align with the driveways on the lot located on the north side of the street and are deemed to be suitable for this area.</p>		

The proposed building is constructed of a combination of tilt slab concrete panels and steel frame construction with sand finished stucco. Walls have a beige, tan and brown finish with a parapet roof with projected stucco cornice. Four (4) 12 by 12 foot roll-up doors are provided for access to the warehouse area along the rear of the building. The Office area along the front (north) contains a radial wall with raised entry and stone veneer wainscot. A tinted glass in clear anodized aluminum frame entry area is provided. Window areas along the first and second floor offices contain individual rounded metal awnings, are provided for, while the main entry area contains a second floor level, punched, flat metal canopy extending 5 feet from the face of the building, supported by metal rods.

The landscape palette consists of a xeriscape style with Palo Verde, Acacia and Mesquite trees plus Bird of Paradise, Desert Spoon, Lantana and other shrubs and ground covers. Retention areas are placed along the site frontage and at the rear of the lot. No turf areas are provided. Sidewalks extend along the front of the building and adjacent to each driveway to Monte Cristo Avenue to the north. Full base planting is provided along the front of the building with only limited landscaping provided along the side and adjoining parking and drive aisles on the east and west sides of the lot.

Development Information:

- Existing Use: Undeveloped lot.
- Proposed Use: Office/ industrial building
- Parcel Size: 55,000 square feet (1.26 acres)
- Building Floor Area: 22,416 square feet
- Building Height Allowed/Proposed: 36 feet allowed/ 34 feet proposed
- Parking Required/Provided: 53 spaces required/ 53 spaces provided
- Open Space Required/Provided: 10,340 square feet required/ 10,597 square feet provided
- FAR: 0.405
- Number of Units/Density: N/A
- Total Square Footage: Office area is 12,030 square feet; warehouse area contains 10,386 square feet for a total building area of 22,416 square feet.

DISCUSSION

The proposed development is for one of the last undeveloped lots on the street. Options for site development have been limited by the relatively narrow (200 feet) width of the lot, and unavailability of cross access easements with adjoining lots to the east and west sides. The resulting design incorporates a full circular drive around the building with drive aisles containing either no associated parking or parking on one side only, situated along the east, west and south sides. Two site accesses connect to Monte Cristo Avenue. The architectural style of the building provides interest with a radial front wall, varied color banding, shaded windows and punched out windows in the warehouse area.

KEY ISSUES

- Limited cross access easement options with adjoining lots and the need for rear access for circulation and loading has resulted in substantial

	<p>drive aisle area and the 2 driveway, street access on the site.</p> <ul style="list-style-type: none">• Limited base planting opportunities exist on the building's east and west sides, including narrow parking lot landscape areas.• The building is adjacent to existing office/ industrial buildings and contains a design and style compatible to this area.• The applicant contacted 18 property owners within 300 feet of the site regarding the proposal and no comments/ objections have been received.
OTHER BOARDS AND COMMISSIONS	<ul style="list-style-type: none">• Case 68-ZN-1982 rezoned this area of the Scottsdale Airpark to I-1 (Industrial Park) district in 1982.• Case 41-PP-1996 gave plat approved for North Scottsdale Airpark Unit #6 in 1996.• The Airport Director has provided stipulations regarding this development that are attached to this case.
STAFF RECOMMENDATION	Staff recommends approval, subject to the attached stipulations.
STAFF CONTACT(S)	Al Ward Senior Planner Phone: 480-312-7067 E-mail: award@ScottsdaleAZ.gov
APPROVED BY	<hr/> <p>Al Ward Report Author</p> <hr/> <p>Lusia Galav, AICP Development Planning Manager Phone: 480-312-2506 E-mail: lgalav@scottsdaleAZ.gov</p>
ATTACHMENTS	<ol style="list-style-type: none">1. Applicant's Narrative2. Context Aerial2A. Aerial Close-Up3. Zoning Map4. Site Plan5. Landscape Plan6. ElevationsA. Fire Ordinance RequirementsB. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 3/15/05

Project No.: 137 - PA - 05

Coordinator: Al Ward

Case No.: 137 - DR - 05

Project Name: 7469 E. MONTE CRISTO

Project Location: 7469 E. MONTE CRISTO

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Industrial

Current Zoning: I-1

Proposed Zoning: _____

Number of Buildings: 1

Parcel Size: 35,000 SF

Gross Floor Area/Total Units: 22,269.04

Floor Area Ratio/Density: 40.49%

Parking Required: 50

Parking Provided: 53

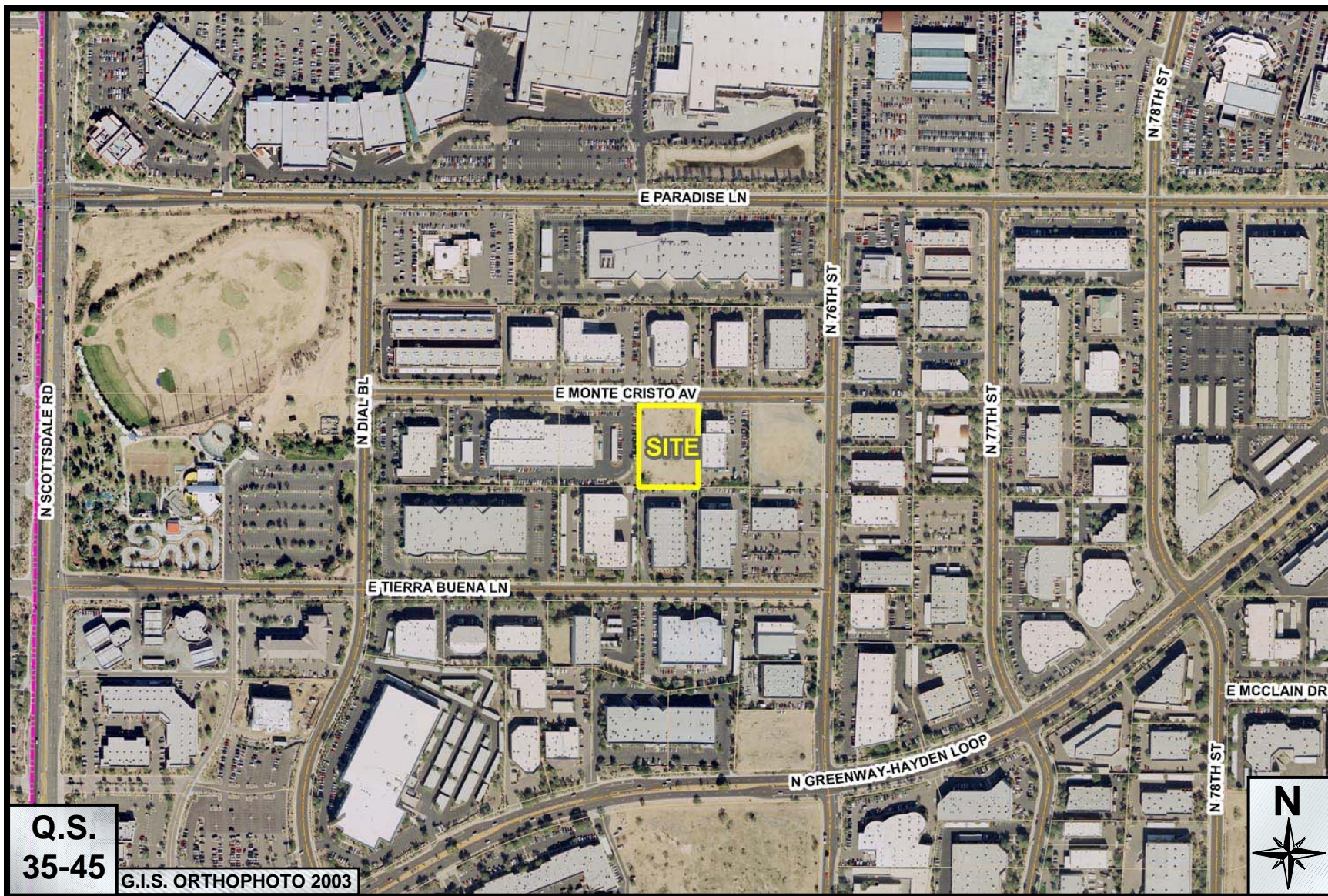
Setbacks: N - 84'-0" S - 57'-0" E - 48'-8" W - 31'-6"

Description of Request:

THE PROJECT CONSISTS OF A TWO STORY OFFICE/INDUSTRIAL BUILDING OF CONCRETE TILT PANEL AND STEEL FRAME CONSTRUCTION AND ASSOCIATED SITE WORK, UTILITIES AND LANDSCAPING. THE BUILDING IS SET UP TO ALLOW FOR UP TO FOUR TENANTS, BUT THE INITIAL OCCUPANCY WILL BE FOR TWO TENANTS. ONE TENANT WILL TAKE THE ENTIRE PARTIAL SECOND FLOOR AND HALF OF THE ENTIRE FIRST FLOOR. THE FRONT OF THE BUILDING FEATURES A CURVED CENTER ELEMENT WITH A STEEL FRAMED AWNING WITH A PINKED METAL COVER. WALL SURFACES ARE BROKEN UP WITH A SERIES OF REVERSES AND A MULTI-HUED PAINT SCHEME. SMALLER CURVED AWINGS REPEAT THE CURVE OF THE FRONT WALL. SMALL SQUARE WINDOWS ACCENTUATE THE WAREHOUSE AREA AND PROVIDE INTEREST TO THE EXTERIOR WALLS. LANDSCAPING UTILIZES ALL LOW-WATER-USE PLANT MATERIAL.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



**Q.S.
35-45**

G.I.S. ORTHOPHOTO 2003

Monte Cristo Office/Warehouse

42-DR-2005

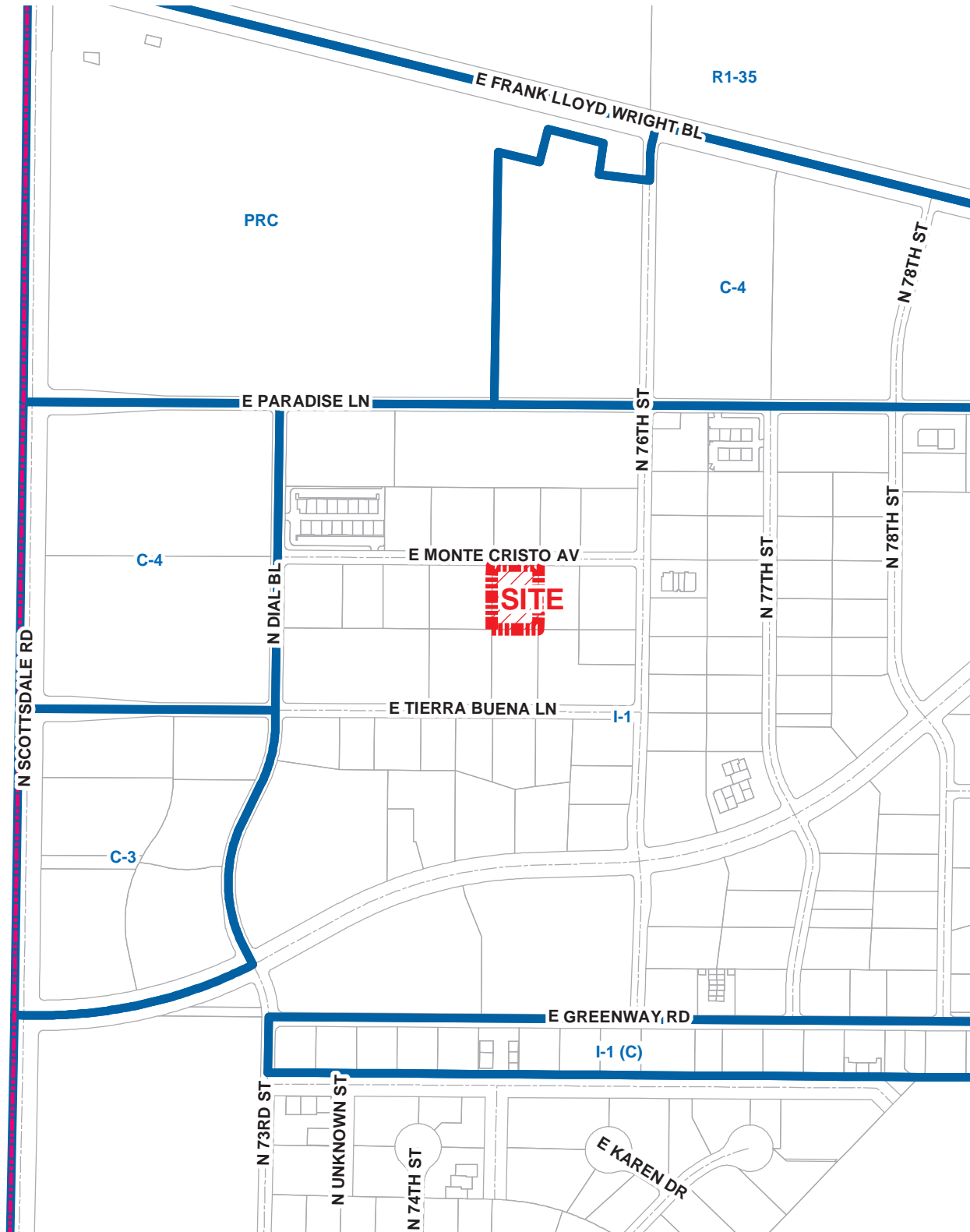
ATTACHMENT #2



Monte Cristo Office/Warehouse

42-DR-2005

ATTACHMENT #2A



42-DR-2005

ATTACHMENT #3





LANDSCAPE PLAN

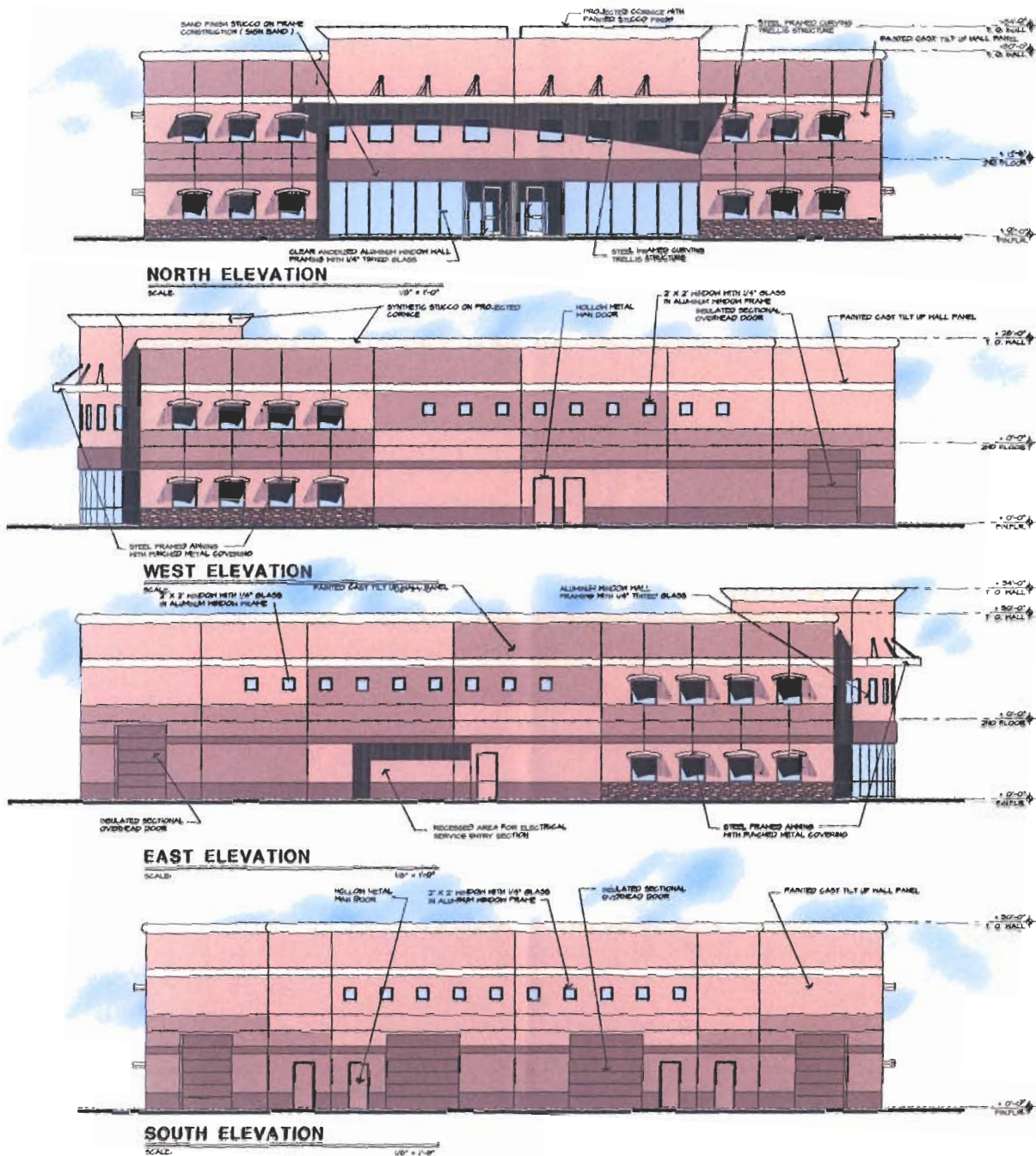
SCALE

5-20-0

5/13/2005

1-1
44-10
B-03-0
DP
DP

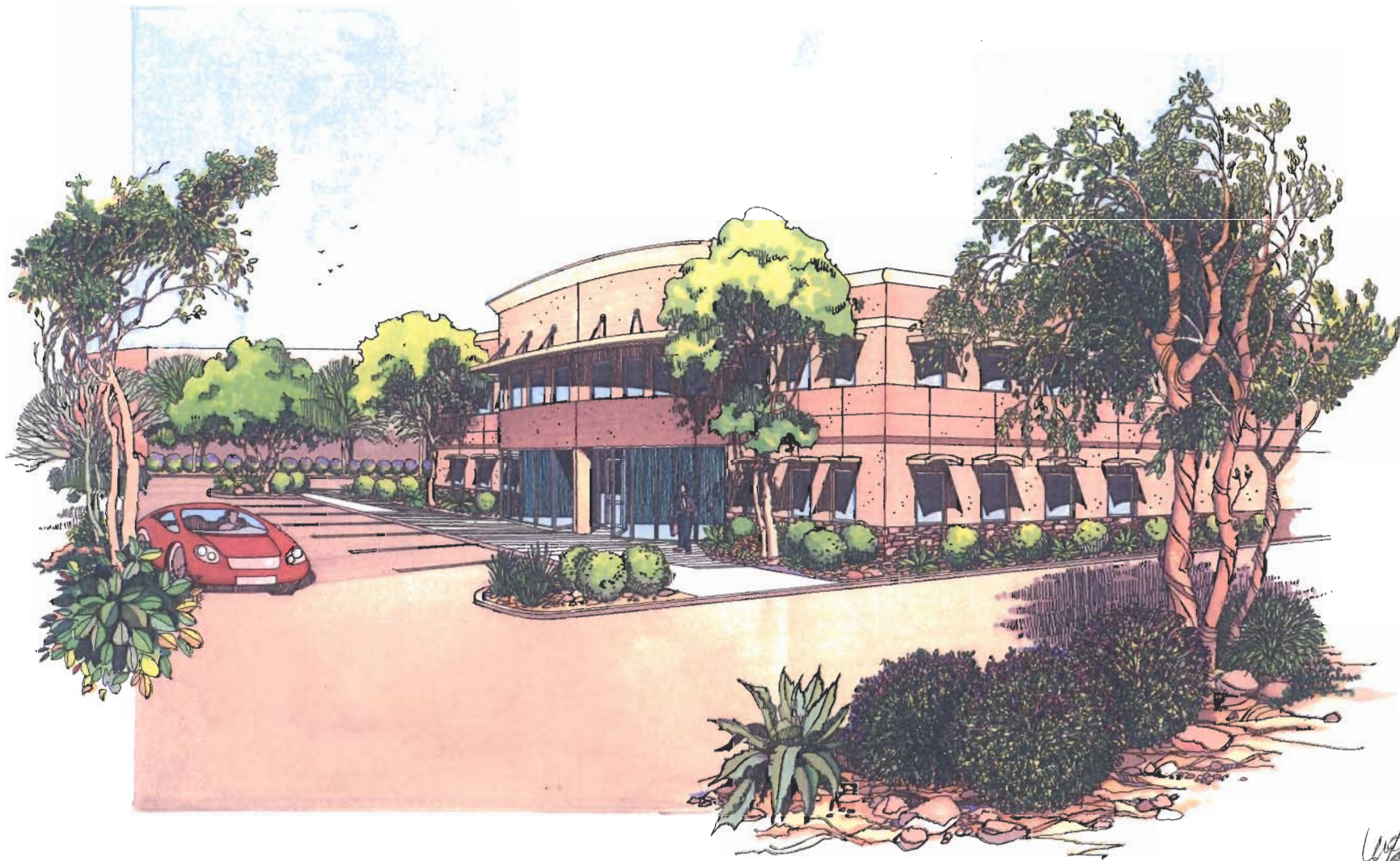
IRWIN G. PASTERNAK AIA, P.C.
ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS



6/20/05
42-DR-2005
SHEETS

ELEVATIONS
24x36
4-12-05
S





OWNERSHIP OF DOCUMENTS
 Drawings and specifications are prepared and issued by and shall remain the property of the Architect unless the Project has been fully completed and delivered to the Owner. They are not to be used for any other purpose without the written consent of the Architect.

42-DR-2005
 5/12/2005



IRWIN G. PASTERNAK AIA, P.C.
 ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS

MONTE CRISTO OFFICE / WAREHOUSE
7469 E. Monte Cristo
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u></p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADVERTISEMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p><input checked="" type="checkbox"/> A. KNOX BOX</p> <p><input type="checkbox"/> B. PADLOCK</p> <p><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☒ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☒ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
7469 E Monte Cristo Office/Warehouse
Case 42-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Irwin G. Pasternack AIA, P.C. with a staff receipt date of 6/20/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Irwin G. Pasternack AIA, P.C. with a staff receipt date of 6/15/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the Landscape Plan sheet L-1 submitted by Irwin G. Pasternack AIA, P.C. with a staff receipt date of 5/13/2005.
 - d. The use allocation to warehouse shall be equal to or greater than the warehouse square footage as shown on the Floor Plan submitted by Irwin G. Pasternack AIA, P.C. with a staff receipt date of 6/15/2005. Any reduction of this minimum requires a staff approval and the provision of parking in compliance with all provisions of the Zoning Ordinance.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened on all sides by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Dooley wall fencing shall not be allowed.
8. All parking screen walls, mechanical screening walls, refuse enclosures, and other walls shall match the architectural color, material, and finish of the building(s).
9. Transformer screen walls shall meet the standard clearance specifications of the utility provider.
10. Overhead sectional doors shall be recessed into the wall no less than four inches from the exterior face of the building, excluding external detailing.

ATTACHMENT B

Ordinance

- A. If provision of roof top mechanical screening as stipulated elsewhere will result in a building height violation, then the developer shall revise floor to ceiling heights as necessary to restore compliance.

SITE DESIGN:**Ordinance**

- B. One additional handicapped space is required. Provision of this space shall not cause a reduction in the total number of parking spaces provided.
- C. If the provision of roof top mechanical screening as stipulated elsewhere herein results in an increase in building height, then the applicant shall present evidence that the resulting increase in required open space is met.

LANDSCAPE DESIGN:**DRB Stipulations**

11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
13. All species shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List.
14. Shrubs and ground covers within sight visibility triangles as defined by current written City policy shall have a maximum regional growth habit less than two feet.

Ordinance

- D. Fifty percent of trees shall be mature as defined in the Zoning Ordinance.
- E. Shrubs and ground covers immediately adjacent to and within the Right-of-Way shall have a minimum five-gallon container size.
- F. Planting density in areas of mass plantings of shrubs and ground covers in the Right-of-Way shall be at 4 feet on center spacing or closer.
- G. Planting density in areas of mass plantings of shrubs and ground covers on site shall be 7 feet between projected mature canopies or closer.
- H. All trees within the public utility easement shall be relocated to an area just outside the easement.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. Except for bollards with downward directed louvers, all exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
18. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
19. Incorporate into the project's design, the following:
Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles. All exterior luminaries shall be included in this calculation.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- I. Bicycle parking spaces shall be provided in quantity and location as required by the Zoning Ordinance.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

21. No exterior vending or display shall be allowed.
22. Flagpoles, if provided, shall be one piece, conical, and tapered.
23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- J. At the time of review, the applicable zoning case for the subject site was: 67-ZN-1982, 33-UP-1989, 83-DR-2004.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

24. Architectural site plan received on 6-15-05, drainage report.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

25. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
26. Demonstrate consistency with the approved master drainage plan and report for Airpark Master plan.
- a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - c. Basin Configuration: Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - d. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
27. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
 - c. No drywells shall be constructed and used for draining of the storage basins.
 - d. Percolation as the sole means of discharge of the on-site runoff is not acceptable.

Ordinance

- K. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak runoff.
- L. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- M. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

- 28. The developer shall design and construct the proposed driveways in general conformance with (CL-1 Type) Standard Detail #2256.
- 29. Additional Stipulations as project demands.

Ordinance

- N. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

- 30. The developer shall provide a minimum parking-aisle width of 24 feet.
- 31. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- O. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

- 32. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- 33. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Monte Cristo Avenue except at the approved driveway locations.
- 34. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to

access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

P. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

Q. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

35. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1.

36. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

R. Underground vault-type containers are not allowed.

S. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

T. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

38. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- U. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

39. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
40. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- V. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

41. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]